



COLDWELL BANKER
NEW CENTURY



REAL ESTATE + BUSINESS FOR SALE

RESTAURANT PROPERTY & BUSINESS

12116-12118 Brookhurst Street | Garden Grove, California

OFFERED AT

\$7,950,000

PRESENTED BY

Charlton Wang, Broker
Coldwell Banker New Century



Investment Summary

- Coldwell Banker New Century is pleased to present a rare opportunity to acquire both the real property and an established, operating Korean BBQ restaurant business located on Brookhurst Street in Garden Grove, California.
- This offering provides a purchaser the ability to acquire real estate ownership together with a turnkey business operation in a single transaction.
- The property is positioned along a high-visibility Orange County commercial corridor, surrounded by an established mix of national retailers, shopping centers, and restaurants.
- This opportunity is well suited for private investors, 1031 exchange buyers, owner-users, and restaurant operators seeking a well-located Southern California asset.
- Detailed financial information is available to qualified buyers upon execution of a confidentiality agreement.

PROPERTY SNAPSHOT

OFFERING PRICE

\$7,950,000

ADDRESS

12116-12118 Brookhurst St

LOCATION

Garden Grove, CA 92840

OFFERING TYPE

Real Estate + Operating Business

BUILDING SIZE

5,409 SF

LOT SIZE

15,756 SF

MARKET

Orange County, California



Investment Highlights



Business + Real Estate

Rare opportunity to acquire both an operating Korean BBQ restaurant business and the underlying real property together.



Prime Garden Grove Location

Positioned on Brookhurst Street, a well-established Orange County commercial corridor.



Excellent Visibility & Access

Frontage on one of Garden Grove's highest-traffic corridors with strong daily exposure.



Established Retail Environment

Near national retailers including Walmart, CVS, and H Mart, plus a dense mix of local restaurants.



Turnkey Business Included

Currently operating restaurant business included in the sale, offering continuity for a new owner.



Long-Term Appreciation Potential

Orange County real estate has demonstrated durable long-term value growth.



Flexible Ownership Options

Suitable for owner-user operation, continued third-party operation, or long-term hold.



Multiple Exit Strategies

Continue operations, reposition, expand, lease, or hold for appreciation.

Property Overview



Property Exterior

PROPERTY SPECIFICATIONS

Address	12116-12118 Brookhurst St, Garden Grove, CA 92840
Property Type	Restaurant / Retail Building
Building Size	5,409 SF
Lot Size	15,756 SF
Condition	Recently Renovated
Parking	Public Parking
Zoning	Commercial
Frontage	Brookhurst Street

Complete building and site specifications will be provided to qualified prospective buyers.



Business Opportunity Overview

- An established, currently operating Korean BBQ restaurant business is included as part of this sale, offering a purchaser the opportunity to continue turnkey operations from close of escrow.
- The Business operates seven days a week and benefits from its position within a high-traffic Brookhurst Street retail corridor, supporting consistent customer visibility and demand.
- The location holds an ABC beer & wine (B&W) license, in place and available to a qualified buyer as part of the transaction.
- A qualified buyer may elect to continue current operations, bring in new management, expand the concept, or reposition the space for an alternative restaurant or retail use.
- Detailed business information, including financial statements and operating history, will be made available to qualified, pre-screened buyers upon execution of a non-disclosure agreement (NDA).
- Prospective buyers are asked not to approach the business, staff, or ownership directly. All inquiries should be directed to the exclusive listing broker.

Interested buyers must sign a confidentiality agreement (NDA) prior to receiving detailed financial and operating information.

Property Photos



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Exterior



Building View



Building View

Additional professional photography will be provided to qualified prospective buyers.



Site Plan



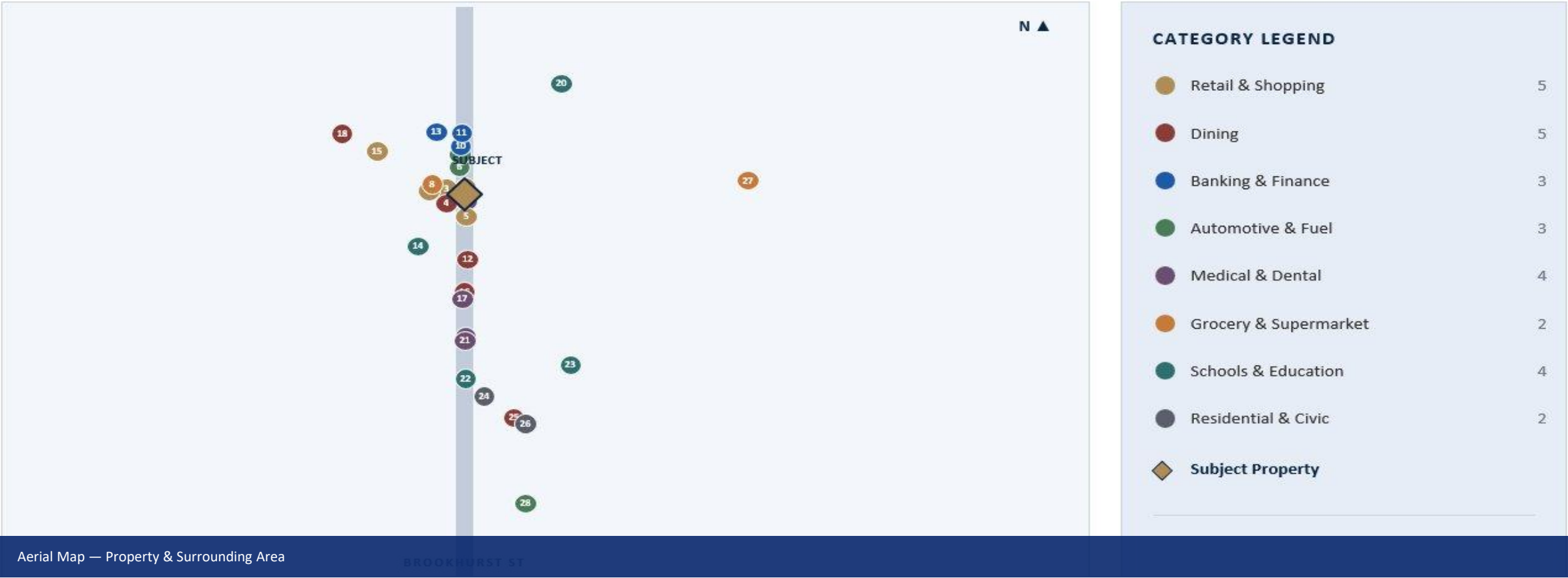
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Site Plan Notes

- Parking configuration: Public parking
- Building footprint: 5,409 SF
- Ingress / egress points: Front and rear entrances
- Frontage along Brookhurst Street: As shown

Aerial Location Map





Brookhurst Street Market Advantage

- Brookhurst Street is one of Garden Grove's principal commercial corridors, carrying substantial daily vehicle traffic and connecting several established retail nodes across the city.
- The corridor is home to a dense concentration of national and regional retailers, restaurants, and service businesses that collectively drive consistent consumer traffic.
- The property benefits from strong street-level visibility and direct frontage exposure to passing traffic.
- Signalized intersections and multiple points of access along the corridor provide convenient ingress and egress for customers.

±53,000/day*

TRAFFIC — BROOKHURST ST

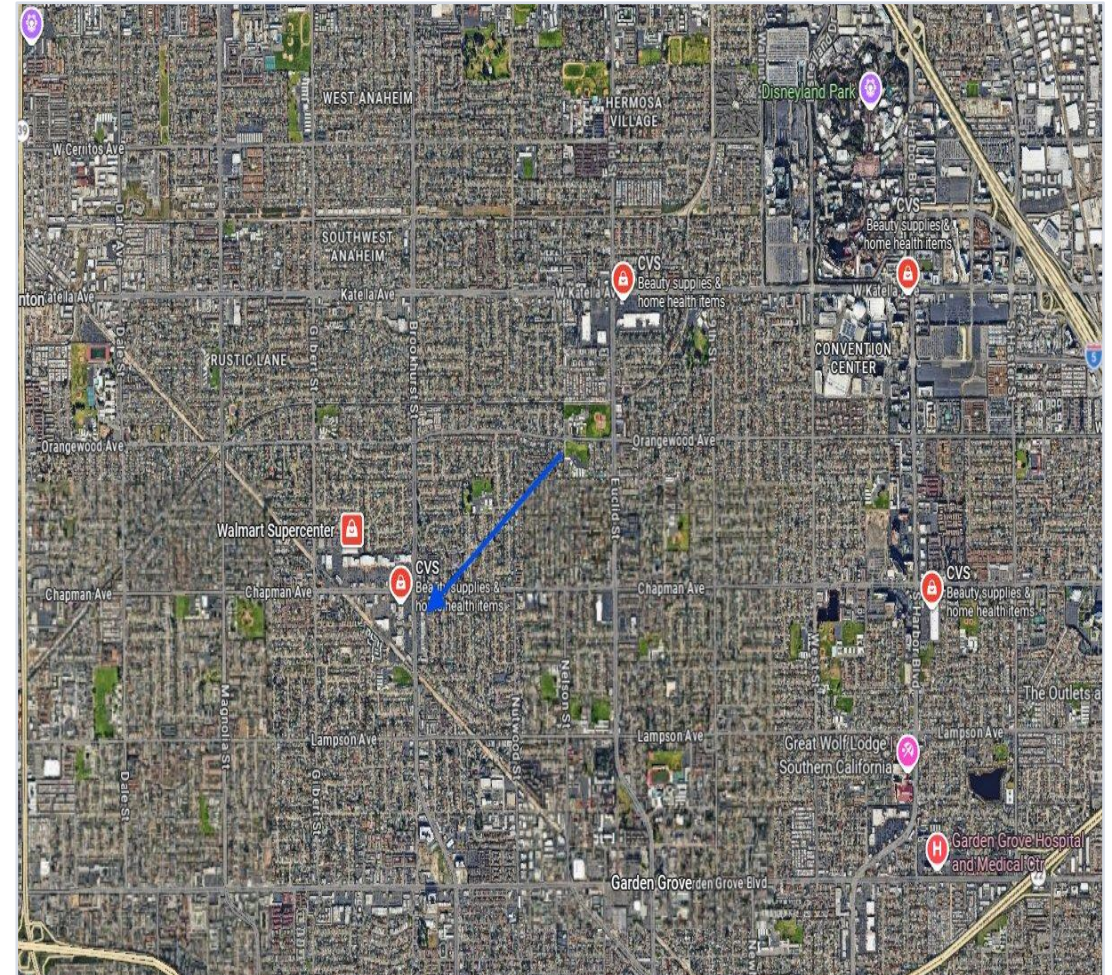
±60-80K+ /day*

NEAREST SIGNALIZED INTERSECTION



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MARKETING BROCHURE — NOT AN OFFER



Corridor Map

*Traffic counts are estimates based on available sources and are subject to independent verification.

Nearby Retail Environment



National Retailers

Walmart, CVS, H Mart



Shopping Centers

Multiple neighborhood centers nearby



Restaurants & Dining

Dense mix of restaurants along the corridor



Banks & Financial

Multiple banking institutions nearby



Service Businesses

Established local service tenants



Entertainment

Nearby entertainment destinations

Garden Grove & Orange County Market Overview

- Garden Grove is a well-established city within Orange County, California, known for its diverse residential base and active commercial corridors, including Brookhurst Street.
- Orange County is recognized as one of Southern California's most resilient commercial real estate markets, supported by strong household incomes and a diversified economic base.
- The county's commercial corridors continue to attract national and regional retail and restaurant operators due to consistently strong consumer spending.
- Limited new commercial construction across much of Orange County supports long-term value retention and appreciation potential for well-positioned real estate assets.

Approximately **170,000+**
residents*

GARDEN GROVE POPULATION

Approximately **49,000**
households*

GARDEN GROVE HOUSEHOLDS

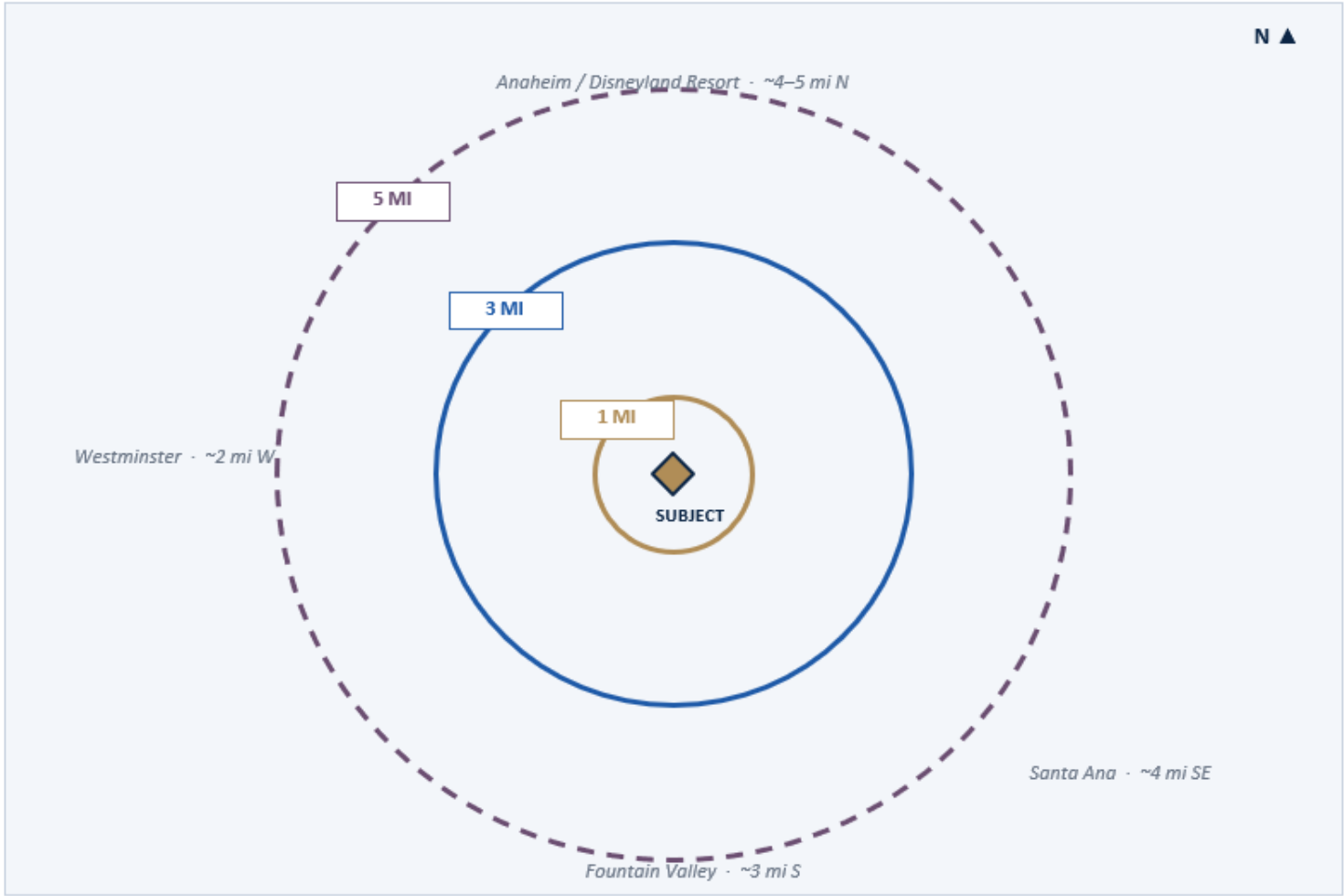
Orange County, CA

REGIONAL MARKET

*Data should be independently verified as information is updated periodically.



Demographic Overview



1-MILE RADIUS*			
32,800	9,300	\$126,000	31,500
Population	Households	Avg. HH Income	Daytime Pop.

3-MILE RADIUS*			
276,000	78,500	\$110,000	235,000
Population	Households	Avg. HH Income	Daytime Pop.

5-MILE RADIUS*			
705,000	201,000	\$103,000	620,000
Population	Households	Avg. HH Income	Daytime Pop.

*Data are subject to change and may be updated periodically based on the latest available sources. All information should be independently verified.



How to Get Started

1

Contact the Listing Broker

Reach out to Coldwell Banker New Century to express interest and ask any preliminary questions.

2

Execute a Confidentiality Agreement

Sign a standard NDA to receive detailed financial statements and operating information.

3

Review Financial & Business Details

Qualified buyers will receive property specifications, financial summaries, and business details.

4

Schedule a Property Tour

Arrange a private, confidential showing by appointment through the listing broker only.

5

Submit an Offer

Work with your broker and advisors to prepare and submit a purchase offer.



For More Information

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CONTACT BROKER FOR FINANCIAL DETAILS

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